

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, NOVEMBER 26, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Ed Dypa, Augie DeFrance, Ryan Kennedy, Phil Pessina, Annabelle Malone, Ed Monarca, Larry Riley, Bill Wasch
Members Absent: Trevor Davis
Others Present: Beth Lapin, John Marion (Senior Center), Bob Dobmeier (Public Works), Jim Salemi (Middletown Press); Matthew Crescimano (Baldwin Pergolas)
Guests: John Ireland (SP+A); Jan Cunningham (Historic Preservation Services)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 5:59 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the November 12, 2012 minutes. Ed Dypa made the motion to accept, seconded by Annabelle Malone. The vote to approve was unanimous.

Beth provided a revised draft of 2013 meeting dates based on room availability. Because of the number of non-Mondays, Beth will go back and try to get 2nd and 4th Mondays starting in May.

**3.0 FINANCIAL REPORT
FINANCIAL STATEMENT**

There was none at this time.

PROJECT COST PROJECTIONS

Ron introduced a Projection of Project Cost table to track future expenses and confirm availability of funds. Currently, the projected total would close the project with a \$13,784 excess. Considering that several of expenses are high estimates and SHPO grants and tax-credits are not included, Ron felt the project was in good financial shape. This table would be updated as actual costs are incurred, and reviewed periodically.

BUDGET ITEMS

SP+A submitted an invoice for \$5,940 to cover ~30% of the amended amount of the construction document phase. Augie DeFrance made the motion to approve payment, seconded by Bill Wasch. The vote to approve was unanimous.

Ed Dypa moved to approve payment of a \$1,000 retainer invoiced by Historic Preservation Services/Jan Cunningham. Seconded by Augie DeFrance, the vote to approve was unanimous.

4.0 PUBLIC COMMENTS

Matthew Crescimano (Baldwin Pergolas) expressed his interest in bidding on the pergola for the senior center. He presented information and some building specifications that the committee and SP+A would need to consider.

5.0 OLD BUSINESS

JAN CUNNINGHAM CONTRACT

Jan Cunningham reported that SHPO Restoration Funds, if received, would not be excluded from the SHPO tax credit application. She discussed the tax credit application schedule and clarified that approval of Part II was necessary prior to any construction. She also indicated that a mock-up masonry sample with pointing was necessary; she would check with SHPO to clarify specification and when these would be needed. Bob Dobmeier agreed to coordinate the masonry mock-up by contacting three local masons for bid estimates once Jan is able to provide the needed specifications.

LEED CERTIFICATION PROPOSAL

John Ireland updated the LEED document based on discussion from the previous meeting. He assessed it was likely the project could reach 59 points, which would qualify for silver status (gold certification requires 60). Beth will distribute this update to the committee.

6.0 NEW BUSINESS

EAGLE ENVIRONMENTAL TESTING

Bob Dobmeier reported that Eagle Engineering was on-site recently to start Phase I of their work, which included some destructive investigation. They have sent material to the lab and will get results in three to four weeks, which they will use to develop specs (Phase II). They found no glaring surprises in their initial survey.

MEETING WITH CT Energy Finance and Investment Authority (CEFIA)

Ron K., John Hall, and SPA representative (Ken Sgorbati), met with Dave Ljungquist and Bob Wall from CEFIA to investigate converting energy credits to cash for geothermal use at Eckersley-Hall. CEFIA would be very interested in seeing this happen. Converting the value of current (and potentially one more) kilowatts might provide \$42K. In addition, a \$15K Smart Idea grant would be available to Middletown once the city joins the new Clean Energy Community program by resolution of the Common Council and approval by the Mayor.

GEOHERMAL: PETER TAVINO CONTRACT

Peter Tavino, a highly recommended geothermal engineer, visited the Eckersley-Hall site with John Ireland, Bob Dobmeier, John Hall, and Ron K. He reviewed the site plan and recommended a test boring to confirm the suitability of the site, bedrock location, soil type, and ground water, to provide a better estimate of the overall cost. He anticipated that 15 to 20 borings would be needed, located on the western side, in the grass strip area. To move forward, Augie De France moved to approve a contract with Peter Tavino not to exceed \$13,050. Seconded by Ed Dypa, the vote was unanimous.

PURCHASING DEPT MEETING

Ron presented the Mayor's executive order, passed in September 2012, which encouraged the use of local businesses and students. To be certain that our bid documents comply, Ron, Phil, and Bob Dobmeier will meet with the mayor and the purchasing department in January.

7.0 OTHER BUSINESS

Ron reported that two issues arose during conversations with Heidi Geores from the Senior Center: the medical screening room might be too small to hold both the nurse's furniture and a folding massage table; the front entry should stay open long enough for people to enter. John Ireland indicated bipartisan sliders could be used and perhaps the sides of the covered entry enclosed during winter to cut down on heat loss. John agreed to investigate the space needs for the Medical Screening Room and report back at the next meeting.

Ed Dypa reported that AARP asked for a small locker area to store paper plates and materials from their meetings. He also indicated he would bring information on a sign-in program that can track participation when he receives it.

Ed Monarca asked about using Eckersley Hall as an emergency center. Ed D. had spoken with Bruce Driska, who indicated there were no plans for it at this time; generator noise could be problematic and the City probably would look at Woodrow Wilson Junior High as a south end option.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 7:58 PM.